

PUBLIC HEARING AGENDA



Planning & Zoning Commission

T U E S D A Y
SEPTEMBER 14, 2004

The City of Tempe endeavors to make all public hearings accessible to persons with disabilities. With 48 hours advance notice, special assistance can be provided for sight and/or hearing impaired persons at public meetings. Please call 480-350-8331 (voice) or 480-350-8400 (TDD) to request an accommodation to participate in Planning Commission public hearings.

PRE-SESSION - begins at 6:30 p.m. – South Tempe Police Substation, 8201 S. Hardy Drive. The Planning & Zoning Commission reserves this time to discuss informally any item(s) appearing on the Public Hearing Agenda, including questions/answers. Only procedural decisions will be made in the Pre-Session.

- Review of proposed Consent Agenda

PLANNING AND ZONING COMMISSION HEARING –7:00 p.m. – South Tempe Police Substation, 8201 S. Hardy Drive.

Consideration of Minutes.

- 1. ZONING AND DEVELOPMENT CODE (0414)** Hold a public hearing for **CITY OF TEMPE – ZONING AND DEVELOPMENT CODE** (City of Tempe, applicant) **Ordinance 2003.36 #ZON-2003.19** for the proposed Zoning and Development Code. This Code will implement Tempe's General Plan and promote public health, safety, convenience, aesthetics and welfare. It encourages the efficient use of land, sustainable land use and building practices, transportation options and accessibility, and crime prevention. It will require timely citizen involvement in land use decision-making, and promote efficiency in development review and land use administration. The Code will regulate, among other things, building heights, setbacks, parking, landscaping and signs. It will also regulate what uses are allowed in a building and include procedures for requesting approval of a project. The proposed code will combine the CCR, C-1 and C-2 zoning districts into the CSS district and broaden the standards and uses allowed. It will also combine the I-1 and I-2 zoning districts into the LID district. A copy of the proposed code is on file with the City Clerk's Office. **Note: Continued from the August 31, 2004 public hearing. This will be the 20th public hearing for this item.**
- 2. LAND USE GENERAL PLAN (0401-01)** Hold a second public hearing at the Planning & Zoning Commission for **MIXED USE LAND USE** (Arizona State University, property owner and applicant) **Resolution No. 2004.62, #GEP-2004.01** for a portion of a General Plan 2030 Projected Land Use Amendment for approximately 71 acres, located on the first 150 feet from the right-of-way of properties owned by the Arizona Board of Regents, located along Mill Avenue, University Drive, Apache Boulevard, and Rural Road. The proposed amendment includes the following changes to the Projected Land Use Map:

% Decrease	Acres:	From:	To:
4.5%	31.01 acres	Educational	Mixed-Use
0.03%	00.94 acres	Industrial	Mixed-Use
0.13%	02.38 acres	Public Open Space	Mixed-Use
9.1%	17.80 acres	Public Recrtnl/Cultrl	Mixed-Use
0.22%	21.02 acres	Residential	Mixed-Use
	73.15 acres		

3. **PLANNED DEVELOPMENT (0406)** Hold a public hearing for **ELNA RAE BUSINESS PARK** (Eugene DeMuro, property owner) located at 1550 West Elna Rae Street, including the following:

 #ZON-2004.10 Ordinance No. 808.2004.10 for a zoning change from I-1, Light Industrial District to I-2, General Industrial District on 2.6 gross acres.

 #SIP-2004.58 for a site plan for 3 new buildings consisting of 37,097 s.f. on 2.41 net acres.

4. **PLANNED DEVELOPMENT (0406)** – Hold a public hearing for **FOUNTAINHEAD CORPORATE PARK** (Amberjack, Ltd., property owner) **#SPD-2004.61** for an Amended Preliminary Planned Area Development for Fountainhead Corporate Park, consisting of 1,896,400 s.f. of total building area on 74.58 gross acres. The proposed request would exclude from the Planned Area Development, sites 3 and 4 of the previously approved plan.

5. **PLANNED DEVELOPMENT (0406)** Hold a public hearing for **WELLS FARGO TEMPE DATA CENTER EXPANSION** (Wells Fargo Corporate Properties, Gaye Butcher, property owner) **#SPD-2004.65** for an Amended Preliminary Planned Area Development consisting of 530,781 s.f. of total building area and a Final Planned Area Development for Phase III, consisting of 52,500 s.f. for a second-story addition and 40,000 s.f. for a new two-story building, all on 23.49 net acres, located at 1305 West 23rd Street.

6. **LAND USE GENERAL PLAN (0401-01)** Hold a public hearing for **WARNER CROSSING & WARNER OFFICES** (Warner and Priest Equity Investors LLC, property owner), located at 1342 W. Warner Road. **Resolution No. 2004.65 #GEP-2004.04** for a General Plan 2030 Projected Land Use Map amendment from Industrial to Commercial land use designation for 5.57 net acres on Lot 1 of Warner Crossing.

Note: The intention of this public hearing for Warner Crossing & Warner Offices is to gather public input only. No recommendations or decisions will be made at this meeting.

POST-SESSION – begins after regular meeting – South Tempe Police Substation, 8201 S. Hardy Drive. If necessary, continue pre-session discussion.